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Entered on Docket  
March 15, 2021



Honorable Gary Spraker  
United States Bankruptcy Judge



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7 Kevin W. Coleman (CA SBN 168538)  
8 Kimberly S. Fineman (CA SBN 184433)  
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14 Attorneys for Kavita Gupta,  
15 Chapter 11 Trustee for Desert Oasis Apartments, LLC

16 **UNITED STATES BANKRUPTCY COURT**  
17 **DISTRICT OF NEVADA**

18 In re:

19 DESERT OASIS APARTMENTS, LLC

20 Debtor.

21 Case No.: BK-S-18-12456-GS

22 Chapter 11

23 **ORDER APPROVING**  
**DISBURSEMENT OF ADDITIONAL**  
**SUMS OWING TO BUYER ED-DEN**  
**UNDER SALE ORDER**

24 Date: March 11, 2021  
25 Time: 1:30 p.m.  
26 Judge: Hon. Gary Spraker

27 This Court having considered *Chapter 11 Trustee Kavita Gupta's Motion to Approve*  
28 *Disbursement of Additional Sums Owing to Buyer ED-DEN Under Sale Order* (the "Motion")  
[Dkt. 216] filed by Kavita Gupta, the Chapter 11 trustee in the case of Desert Oasis Apartments  
("Trustee"), and good cause appearing therefor,

29 **IT IS HEREBY ORDERED** that:

30 1. The Motion is granted;

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TELEPHONE: 510-506-7152

1           2. The Final Accounting Agreement between the Trustee on behalf of the  
2 bankruptcy estate and ED-DEN Investment Co. LLC (“Buyer”), as described in the Motion, is  
3 approved;

4           3. The Trustee is authorized to enter into the Final Accounting Agreement and to  
5 disburse the sum of \$12,590.00 to Buyer from the proceeds of the sale, with payment to be  
6 remitted as Buyer so directs.

7           IT IS SO ORDERED.

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9           Prepared and Submitted by:

10           NUTI HART LLP

11           By: /s/ Kimberly S. Fineman  
12                    Kimberly S. Fineman, Esq.

13           Attorneys for Kavita Gupta, Chapter 11 Trustee  
14           for Desert Oasis Apartments, LLC

15           Approved:

16           FENNEMORE CRAIG, P.C.

17           By: /s/ Cathy L. Reece  
18                    Cathy L. Reece, Esq.  
19                   Attorneys for The Northern Trust Company

## **RULE 9021 CERTIFICATION**

In accordance with Local Rule 9021, counsel submitting this document certified that the order accurately reflects the court's ruling and that (check one):

\_\_\_\_ The court has waived the requirements set forth in LR 9021(b)(1).

No party appeared at the hearing or filed an objection to the motion.

X I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated above.

I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

Submitted by:

/s/ Kimberly S. Fineman

Kimberly S. Fineman, Esq.  
Attorney for Kavita Gupta, Chapter 11 Trustee  
for Desert Oasis Apartments, LLC

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